086.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,800 / 718,800
					USE VALUE:	718,800 / 718,800
					ASSESSED:	718,800 / 718,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAVITZ CHRISTOPHER T
Owner 2:	STEPHENSON KATHRYN E
Owner 3:	
Street 1:	22 MONTAGUE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPARKS JAMES T/AUGUSTA O -
Owner 2:	-
Street 1:	22 MONTAGUE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1883, having primarily Asbestos Exterior and 1676 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	264,400	2,900	451,500	718,800
Total Card	0.172	264,400	2,900	451,500	718,800
Total Parcel	0.172	264,400	2,900	451,500	718,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.81 | /Parcel: 428.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54513
GIS Ref	
GIS Ref	
Insp Date	11/18/08

!7024!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,700	2900	7,500.	451,500	719,100	719,100	Year End Roll	12/18/2019
2019	101	FV	210,400	2900	7,500.	445,100	658,400	658,400	Year End Roll	1/3/2019
2018	101	FV	210,400	2900	7,500.	341,900	555,200	555,200	Year End Roll	12/20/2017
2017	101	FV	210,400	2900	7,500.	322,500	535,800	535,800	Year End Roll	1/3/2017
2016	101	FV	210,400	2900	7,500.	296,700	510,000	510,000	Year End	1/4/2016
2015	101	FV	198,600	2900	7,500.	277,400	478,900	478,900	Year End Roll	12/11/2014
2014	101	FV	198,600	2900	7,500.	255,400	456,900	456,900	Year End Roll	12/16/2013
2013	101	FV	198,600	2900	7,500.	255,400	456,900	456,900		12/13/2012

PRINT

Date	Time
12/10/20	21:42:26

LAST REV

Date	Time
02/05/18	13:14:02
danam	
7024	

USER DEFINED

Prior Id # 1:	54513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPARKS JAMES T/	58979-199		4/27/2012		573,000	No	No		
COMBS SARAH A	41319-546		10/30/2003		417,500	No	No		
COMBS HERBERT W	41319-545		10/30/2003	Family	1	No	No		
COMBS HERBERT/E	26350-383		5/29/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	82	Redo Kit	32,500	C				
12/18/2014	1723	Manual	2,906					Air sealing and in
4/13/2007	241	Manual	10,000			G8	GR FY08	FINISH ATTIC SPACE
6/10/2004	483	Re-Roof	6,000					
12/12/2003	1046	Redo Bat	6,702			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2012	MLS	EMK	Ellen K
11/18/2008	Meas/Inspect	163	PATRIOT
3/24/2005	Permit Visit	BR	B Rossignol
6/12/2004	MLS	HC	Helen Chinal
2/24/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	451,500	Spl Credit		Total:	451,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1883	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94050002
Adj $ / SQ:	165.058
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383136
Depreciation:	118772
Depreciated Total:	264364

COMMENTS

OF=TOILET IN WASHRM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

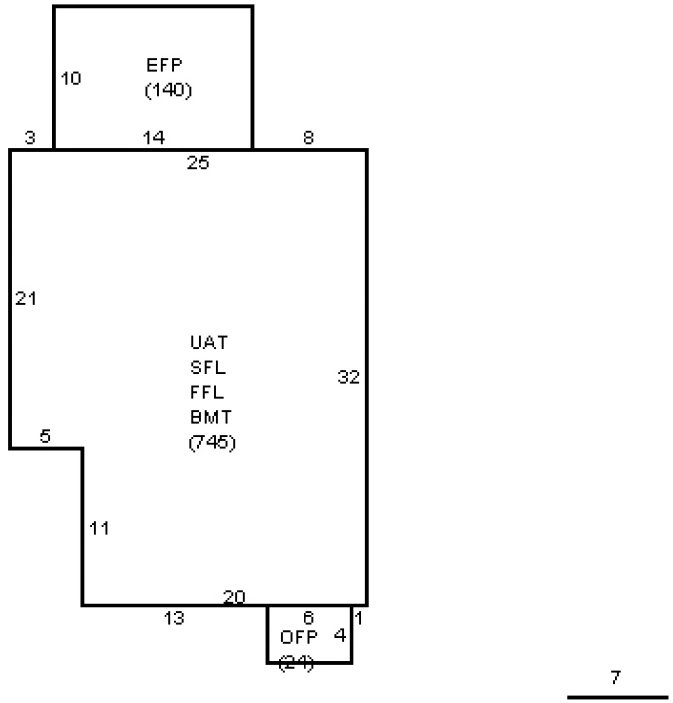
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.06
Special Features:	0	Val/Su Net:	102.28
Final Total:	264400	Val/Su SzAd	177.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	745	49.520	36,890
FFL	First Floor	745	165.060	122,968
SFL	Second Floor	745	165.060	122,968
UAT	Upper Attic	186	127.090	23,671
EFP	Enclos Porch	140	43.890	6,145
OFP	Open Porch	24	41.380	993
	Net Sketched Area:	2,585	Total:	313,635
Size Ad	1490	Gross Are	3144	FinArea 1676

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	FR	1915	26.36	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900